091.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,400 / 744,400
					USE VALUE:	744,400 / 744,400
					ASSESSED:	744,400 / 744,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		ROCKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOTTLIEB MEGAN &
Owner 2:	THOMENIUS MICHAEL
Owner 3:	
Street 1:	38 ROCKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONNELLY PATRICK S/CORY B -
Owner 2:	-
Street 1:	38 ROCKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,251 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1978, having primarily Clapboard Exterior and 1905 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3251.000	382,100		362,300	744,400
Total Card	0.075	382,100		362,300	744,400
Total Parcel	0.075	382,100		362,300	744,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.76 | /Parcel: 390.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	58617
GIS Ref	
GIS Ref	
Insp Date	12/10/08

!7397!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,100	0	3,251.	362,300	744,400	744,400	Year End Roll	12/18/2019
2019	101	FV	280,500	0	3,251.	367,400	647,900	647,900	Year End Roll	1/3/2019
2018	101	FV	280,500	0	3,251.	274,300	554,800	554,800	Year End Roll	12/20/2017
2017	101	FV	280,500	0	3,251.	248,400	528,900	528,900	Year End Roll	1/3/2017
2016	101	FV	229,500	0	3,251.	238,100	467,600	467,600	Year End	1/4/2016
2015	101	FV	225,500	0	3,251.	201,800	427,300	427,300	Year End Roll	12/11/2014
2014	101	FV	225,500	0	3,251.	191,500	417,000	417,000	Year End Roll	12/16/2013
2013	101	FV	225,500	0	3,251.	182,200	407,700	407,700		12/13/2012

PRINT

Date	Time
12/10/20	22:02:21

LAST REV

Date	Time
12/15/17	11:49:48
danam	
7397	

USER DEFINED

Prior Id # 1:	58617
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONNELLY PATRIC	65798-280		7/27/2015		655,000	No	No		
BLAKE DAVID J &	53092-327		6/29/2009		435,000	No	No		
	14131-488		11/1/1980		85,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2017	1546	Wood Dec	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2016	Sales Review	PT	Paul T
12/10/2008	Meas/Inspect	294	PATRIOT
11/6/2000	Hearing Chag	201	PATRIOT
1/28/2000	Mailer Sent		
1/26/2000	Measured	163	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3251		Sq. Ft.	Site		0	70.	1.59	5									362,271						362,300	

Total AC/HA: 0.07463 | Total SF/SM: 3251 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 362,271 | Spl Credit | Total: 362,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1978	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	8.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	8.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33627450
Const Adj.:	0.99000001
Adj $ / SQ:	178.593
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418961
Depreciation:	36869
Depreciated Total:	382092

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

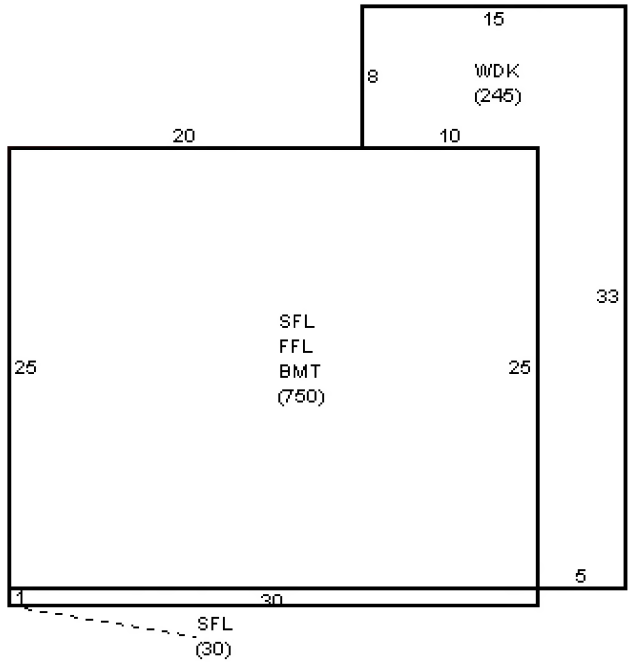
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.59
Special Features:	0	Val/Su Net:	151.33
Final Total:	382100	Val/Su SzAd	249.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	780	178.590	139,303
BMT	Basement	750	78.360	58,768
FFL	First Floor	750	178.590	133,945
WDK	Deck	245	9.980	2,445
	Net Sketched Area:	2,525	Total:	334,461
Size Ad	1530	Gross Are	2525	FinArea 1905

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: